



50th & University Retail Space

2504 50th Street, Lubbock, TX 79413

Property Features

This 8,855 SF retail space is available within a two-tenant retail building located at the hard, signalized corner of 50th Street & University Ave, one of Lubbock’s busiest intersections. The property offers exceptional visibility, prominent pylon signage, and exposure to more than 40,000 combined vehicles per day. Anchored by the #1 most-visited Office Depot in Texas, according to Placer.ai, the center benefits from exceptional customer traffic and strong retail synergy. The space features a large open retail floor, warehouse area, & restrooms, providing flexibility for a wide range of retail, medical, showroom, or service-oriented users. Conveniently located near Loop 289, Texas Tech University, and surrounding residential neighborhoods, the property offers outstanding accessibility within one of Lubbock’s most established commercial corridors.

Offering Summary

SIZE:	8,855 SF
LEASE RATE:	Contact Broker
AVAILABLE:	Now

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Kyle Cowan
 kyle@naiwheelhouse.com
 +1 972 979 8602
 naiwheelhouse.com

Jed Mannon
 jed@naiwheelhouse.com
 +1 806 317 2933
 naiwheelhouse.com

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NAIWheelhouse

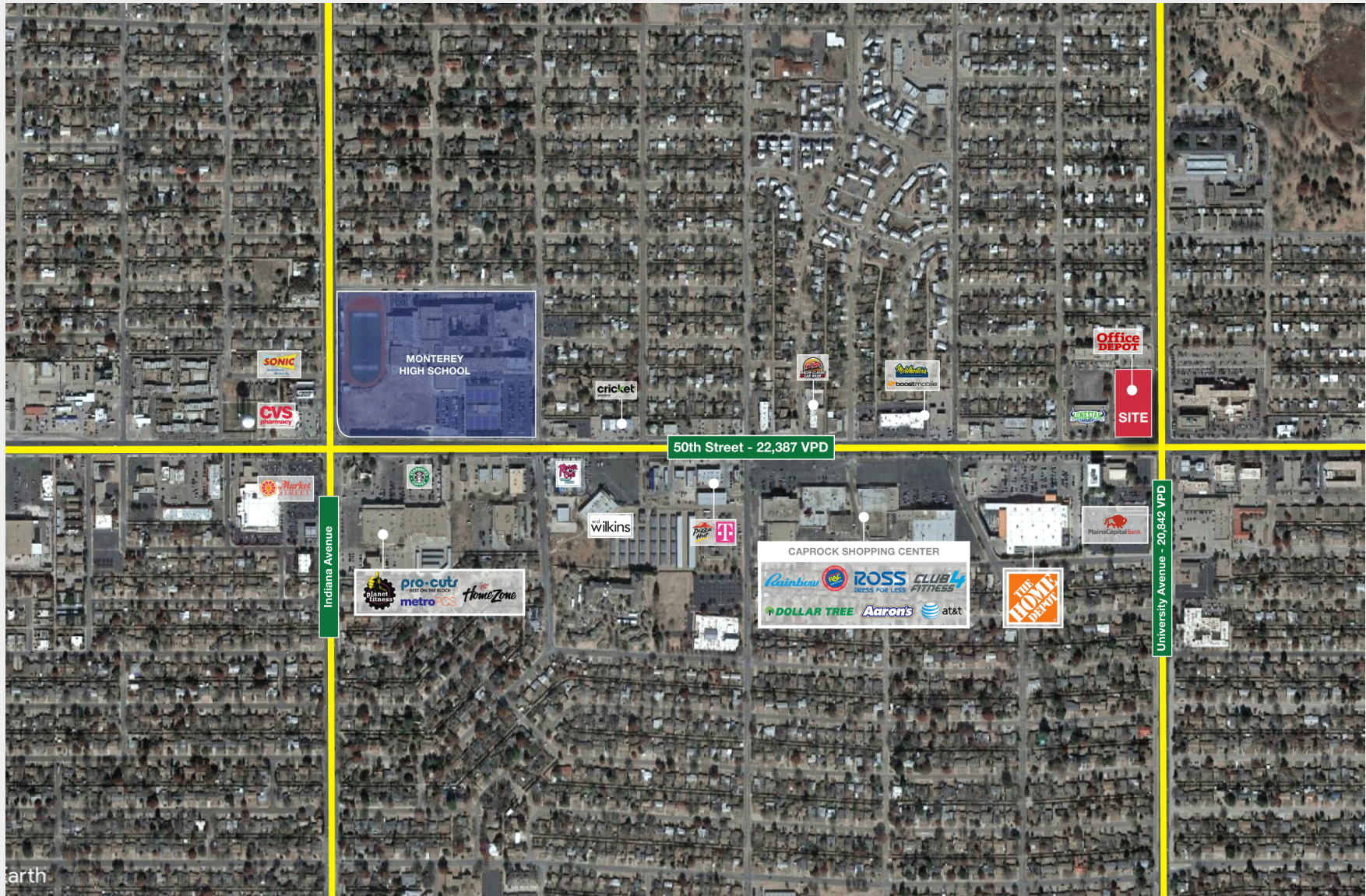
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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	13,534	106,914	208,417
AVG HH INCOME	\$69,289	\$77,819	\$86,083
MEDIAN AGE	34.5	31.1	32.8
TOTAL HOUSEHOLDS	5,342	41,639	85,165

Location Advantages

- **Hard Corner Visibility:** Located at the signalized intersection of 50th Street and University Avenue with over 40,000 combined vehicles per day.
- **Excellent Connectivity:** Convenient access to Loop 289, Texas Tech University, and Lubbock's primary commercial corridors.
- **Established Trade Area:** Surrounded by dense residential neighborhoods, national retailers, and daily amenities that generate consistent consumer traffic.